

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8:00 AM to 4:00 PM

AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, January 7, 2009 - 3:00 P.M.

Building C, Hearing Room

2850 Fairlane Court, Placerville, CA

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes. The Zoning Administrator reserves the right to waive time limitations.

Public Forum/Public Comment: The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Written Information from the Public: To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

Project Applicants: It is important that the applicant or applicant's representative attend the hearing no later than 3:00 P.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

All Zoning Administrator hearings are tape recorded. Anyone wishing to purchase a recorded tape for \$5.00 may do so by contacting Planning Services after action has been taken.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING SERVICES OFFICE**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **PARCEL MAPS** (Public Hearing)

- a. **Tentative Parcel Map P08-0031** submitted by Earl Burkett to create four parcels ranging in size from 1.0 to 9.92 acres. The property, identified by Assessor's Parcel Number 104-250-55, consisting of 15.11 acres, is located on the west side of Salmon Falls Road approximately 1,000 feet south of the intersection with Rattlesnake Bar Road in the **Pilot Hill area**, Supervisorial District IV. (Negative Declaration prepared)**

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION:

- b. **Parcel Map P08-0022** submitted by Parvin Honarvar (Agent: Tom Graff, Apple Hills Homes, Inc.) to create two lots of five acres each, served by private wells and septic systems, from an existing 10 acre parcel. The property, identified by Assessor's Parcel Number 091-070-01, consisting of 10.0 acres, is located on the north and south sides of Trotter Lane, approximately 300 feet west of the intersection with French Creek Road in the **Shingle Springs area**, Supervisorial District II. (Negative Declaration prepared)**

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- c. **Parcel Map P07-0037** submitted by Robert G. and Dolly A. Stondell (Agent: Gene E. Thorne and Associates, Inc.) to create two parcels ranging in size from 10.00 to 10.40 acres and a design waiver to allow the creation of parcels with a length in excess of three times the width. The property, identified by Assessor's Parcel Number 319-020-37, consisting of 20.40 acres, is located on the north side of Looking Glass Lane, approximately 500 feet east of the intersection with Shingle Springs Drive, in the **Shingle Springs area**, Supervisorial District IV. (Mitigated negative declaration prepared)**

STAFF: Patricia Kelly RECOMMENDATION: Conditional Approval
ACTION:

5. **VARIANCE** (Public Hearing)

- a. **Variance V08-0013** submitted by Thomas N. Cooper/Holly's Hill Vineyards (Agent: ANOVA Architects/Charlie Downs) to 1) Reduce the front yard setback required by Section 17.36.080.E from 30 feet to five feet to allow construction of six 5,000 gallon water storage tanks required for compliance with fire regulations; and 2) A reduction of the 50 foot setback required by Section The property 17.14.190.D.2.a to 35 feet to allow a 2,190 square foot expansion of the winery building. , identified by Assessor's Parcel Number 078-240-21, consisting of 10.82 acres, is located on the west side of Leisure Lane, approximately 1.8 miles southwest of the intersection with Pleasant Valley Road in the **Pleasant Valley area**, Supervisorial District II. (Categorically exempt pursuant Section 15305(a) of the CEQA Guidelines) *

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

6. **ADJOURNMENT**

Respectfully submitted,
LAWRENCE W. APPEL, Deputy Director
Development Services - Planning

All persons interested are invited to attend and be heard, or to write their comments. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence submitted at, or prior to, the public hearing. Any written correspondence should be directed to El Dorado County Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

**A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document prepared to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

*This project is categorically exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.

Meetings for the Month of February

February 4, 2009
February 18, 2009